123.0	0002	0011.0	1 of 1	Residential	ARLINGTON
Map	Block	Lot	CARD		

	Total Card	/	Total Parcel
APPRAISED:	1,069,500	/	1,069,500
USE VALUE:	1,069,500	/	1,069,500
ASSESSED:	1,069,500	/	1,069,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		DEVEREAUX ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERNANDEZ JOHN E.	
Owner 2:	LAMPIETTI MALVINA	
Owner 3:		
Street 1:	362 MEMORIAL DR	
Street 2:		
Twn/City:	CAMBRIDGE	
St/Prov:	MA	Cntry:
Postal:	02139	

Own Occ: N

Type:

PREVIOUS OWNER

Owner 1:	HUMPHREY DAVID D--ETAL -
Owner 2:	STONER JANE D -
Street 1:	29 DEVEREAUX STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. FL of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Aluminum Exterior and 2192 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descriptio	Amount	Com. Int.

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	Water		
D				Sewer		
D				Electn		
	Census:			Exmpt		
	Flood Haz:					
D				Topo	1	Level
S				Street		
L				Gas		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6350.000	515,300	4,700	549,500	1,069,500
Total Card	0.146	515,300	4,700	549,500	1,069,500
Total Parcel	0.146	515,300	4,700	549,500	1,069,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.91 | /Parcel: 487.91

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct: 79569

GIS Ref:

GIS Ref:

Insp Date: 02/21/19

!9601!

PREVIOUS ASSESSMENT

Parcel ID: 123.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	515,300	4700	6,350.	549,500	1,069,500		Year end	12/23/2021
2021	101	FV	500,700	4700	6,350.	549,500	1,054,900		Year End Roll	12/10/2020
2020	101	FV	500,500	4700	6,350.	549,500	1,054,700	1,054,700	Year End Roll	12/18/2019
2019	101	FV	372,700	4700	6,350.	580,000	957,400	957,400	Year End Roll	1/3/2019
2018	101	FV	372,700	4700	6,350.	427,400	804,800	804,800	Year End Roll	12/20/2017
2017	101	FV	372,700	4700	6,350.	409,000	786,400	786,400	Year End Roll	1/3/2017
2016	101	FV	372,700	4700	6,350.	378,500	755,900	755,900	Year End	1/4/2016
2015	101	FV	353,000	4700	6,350.	317,500	675,200	675,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:18:31

LAST REV

Date	Time
03/10/20	09:39:17
danam	
9601	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUMPHREY DAVID	42172-59		4/1/2004		638,500	No	No		
HUMPHREY DAVID	22443-240		9/29/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/5/2019	1975	New Wind	8,000	C				
9/15/2012	243	Re-Roof	12,785					
9/22/2005	170	Manual	2,500					re-build front ste
10/18/1994	653		5,000					REMODEL 3RD FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
2/21/2019	Entry Denied	DGM	D Mann
4/21/2018	MEAS&NOTICE	KB	Kevin B
11/20/2008	Meas/Inspect	189	PATRIOT
8/19/2004	MLS	MM	Mary M
12/6/1999	Inspected	267	PATRIOT
11/17/1999	Mailer Sent		
10/27/1999	Measured	284	PATRIOT
7/8/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	79569
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1	
Prior Id # 2:	
Prior Id # 3:	
ASR Map	
Fact Dist	
Reval Dist	
Year	
LandReason:	
BldReason:	
CivilDistrict	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	Id Code	Fact	Use Value	Notes
101	One Family		6350		Sq. FL	Site		0	90.	0.98	10									549,452						549,500	

Total AC/HA:	0.14578	Total SF/SM:	6350	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	549,452	Spl Credit		Total:	549,500

Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Ole Style		
Sty Ht:	2A - 2 Sty +Attic		
[Liv] Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/Fl:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wal:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar H/W:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath:	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.18462324
Const Adj.:	1.01989794
Adj $ / SQ.:	163.106
Other Features	13800
Grade Factor	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	577642
Depreciation:	62385
Depreciated Total:	515256

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1								# Units			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals	RMs:	0	BRs:	0	Baths:	1	HB:	1						

REMODELING

Exterior	
Interior	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	2	
Totals			
0			

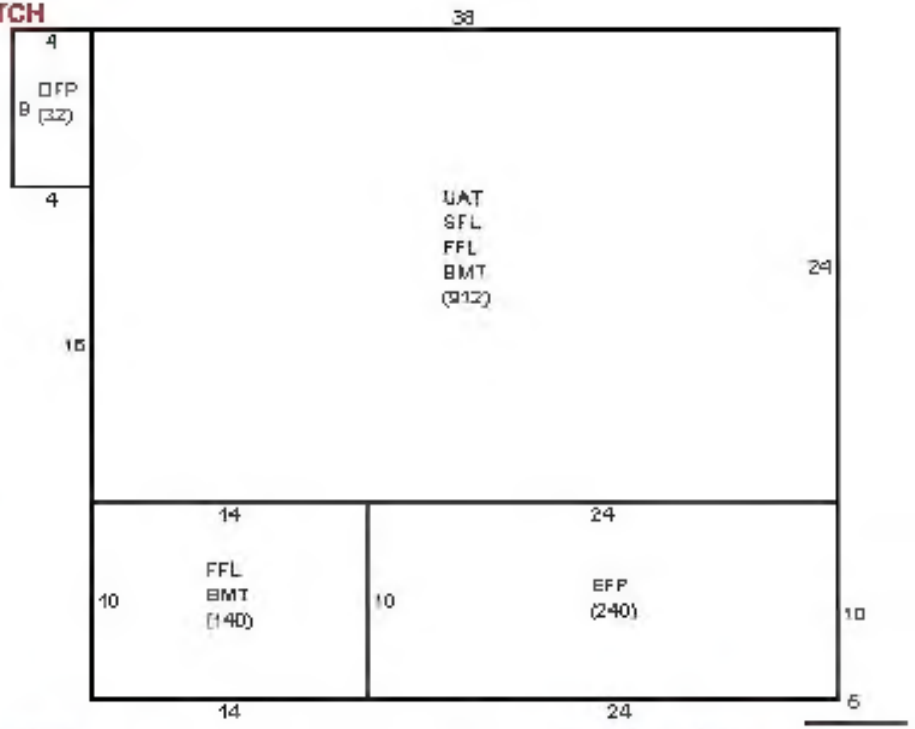
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.42
Special Features:	0	Val/Su Net:	146.56
Final Total:	515300	Val/Su SzAd	262.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,052	48.930	51,476
FFL	First Floor	1,052	163.110	171,592
SFL	Second Floor	912	163.110	148,753
EFP	Enclos Porch	240	39.340	9,441
UAT	Upper Attic	228	125.590	28,635
OFP	Open Porch	32	44.880	1,436
	Net Sketched Area:	3,516	Total:	411,329
Size Adj	1964	Gross Area	4200	FinArea 2192

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

MOBILE HOME

Maker: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID: 123.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1930	21.94	T	40	101			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Features: | Total: 4,700

IMAGE

AssessPro Patriot Properties, Inc